



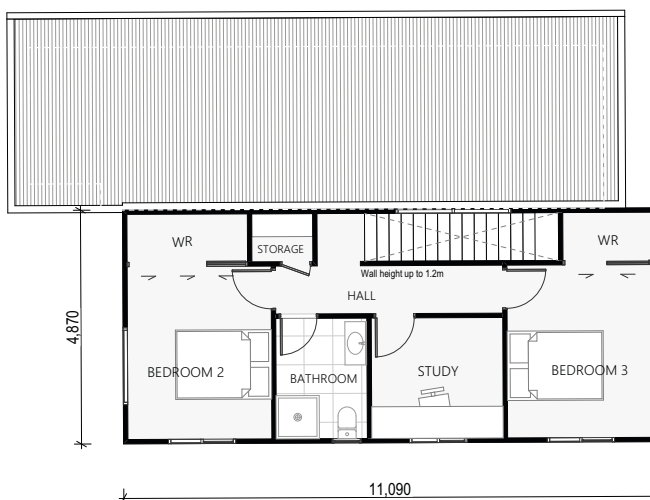
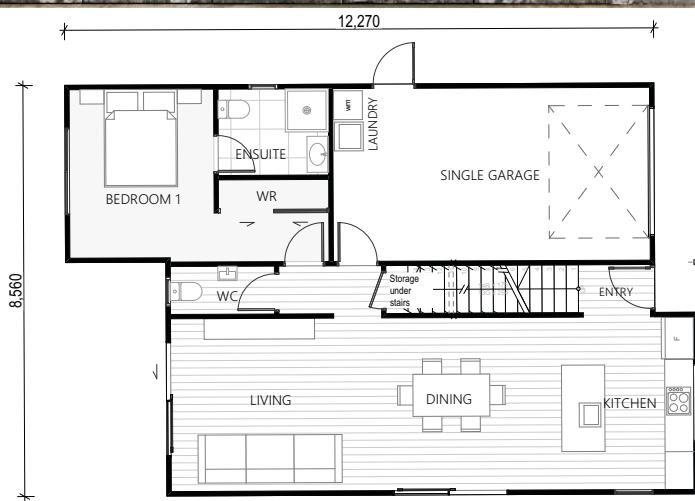
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MORGAN 148

FUNKY + SMALL FOOTPRINT!

This is one funky pad with a modest site footprint, however nothing is modest about its street appeal! Ideal for smaller sections and perfect for 'city slicking'.

All of your immediate needs are catered for downstairs with flowing kitchen and living zone with master bedroom and ensuite on the first floor. Two sunny and toasty warm bedrooms with a view greet you upstairs along with a central bathroom. Level 2 also boasts a well sized study (4th bedroom) for working or upskilling from home, which we all can certainly appreciate more these days.

KEY FEATURES:



Above Code Insulation



Energy Efficient Appliances



Perimeter Edge Insulation

DID YOU KNOW?



By having an energy efficient home you could save over \$30,000 off a standard term mortgage!

WHY GREEN HOMES?

Green Homes New Zealand are Design and Build experts and the only residential builder in the country who's ISO 50001 compliant for Energy Management.

We specialise in constructing quality pre-designed or custom built, energy efficient, healthy and comfortable homes for all Kiwis. We can also design to Homestar or Lifemark standards for improved performance and liveability, truly future proofing your home for decades to come.



GREEN HOMES NEW ZEALAND builds more environmentally friendly and healthier homes that are easier on the earth, the bank account and the eye! We debunk the commonly held myth that constructing in a sustainable manner is always more expensive for the average Kiwi family, in fact our energy efficient homes can save you tens of thousands off your mortgage over an average term.

Upon request we also build to Homestar standards, and can incorporate Lifemark rated universal design principles to increase safety, usability and potential return on investment. We can truly future proof your home for all ages and stages of life.



DID YOU KNOW?

Up to 80% of the heat from your foundation is lost through the sides which is why as a standard spec we include perimeter-edge foundation as part of our overall insulation.

The NZ Building Code is below the standards required in most IEA countries with comparable climates. Green Homes New Zealand builds well above the building code as a standard specification.

By having an energy efficient home you could save over \$30,000 off a 30 year term mortgage (interest at 5% with a conservative estimate of saving \$50 a month).

Just widening the doorways in your home can in a small way help future proof your home for the needs of ageing. This upgrade can add less than \$100 to your overall build price!

According to the NZ Green Building Council R-values, which are a measure of heat loss from our ceilings, walls and floors, NZ is 50% worse than many countries.

Installing one of standard solar systems could save you on average around \$700 a year in energy costs and you could pay this off in around ten years with your savings.

Did you know a Homestar 6 rated home can reduce your power bills by **\$800** a year?

A Lifemark designed home immediately caters for a large majority of the market therefore increasing the desirability, demand and ROI

Did you know a traditionally designed house caters for only 65% of the population? A Lifemark designed rate 3 house caters for 95%, Lifemark 4, 98% and a Lifemark 5, 99.5%

DOWNLOAD OUR EBOOK



Green Homes are warmer, drier and healthier to live in

You can save around \$800 a year on power costs in an energy efficient home

Universal Design standards reflect how adaptable, safe and usable a home is

